

**MINUTES OF MEETING
FLEMING ISLAND PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Fleming Island Plantation Community Development District was held on Tuesday, July 22, 2014 at 6:00 p.m. at the Splash Park, 1510 Calming Water Drive, Fleming Island, Florida.

Present and constituting a quorum were:

Mike Cella	Chairman
Eugene Clark	Vice Chairman
Betty Murphy	Assistant Secretary
Rick Nelson	Assistant Secretary
James A. Wiggins	Assistant Secretary

Also present were:

Janice Eggleton Davis	District Manager
Jason Walters, Esq.	District Attorney
Margaret Alfano	Parks and Recreation Manager
Russell Bagg	Maintenance Manager
Ryan Stilwell	District Engineer
Blake Dougherty	Austin Outdoor
Several Residents	

The following is a summary of the discussions and actions taken at the July 22, 2014 Fleming Island Plantation CDD Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Cella called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

**Approval of the Minutes of the
June 24, 2014 Meeting**

Mr. Cella stated each Board member received a copy of the minutes of the June 24, 2014 meeting. He requested any corrections, additions or deletions.

There not being any,

On MOTION by Ms. Murphy seconded by Mr. Clark with all in favor the minutes of the June 24, 2014 meeting were approved.

THIRD ORDER OF BUSINESS

Audience Comments

A. Correspondence from Amberwood HOA

Ms. Davis reviewed correspondence from the Amberwood HOA stating they feel maintenance around the lake is the responsibility of the Master HOA and/or the District.

- She spoke with Mr. Wachter, the CAM for the Master HOA, and they do not own or maintain property.
- The District has easements across certain lots to be able to access ponds for maintenance.
- The District is only responsible for mowing banks of ponds when property it owns, such as conservation areas, is contiguous to a pond.
- The District is not responsible for the areas behind houses.
- Each owner is responsible for the area behind their property all the way to the water's edge.
- A letter will be sent to the Amberwood HOA explaining everything discussed and will also notify them if any fences will go across a District easement, the District still needs access via those easements.
- Ms. Murphy added the Amberwood CREs quoted in the letter conflict with the Master HOA CREs.
- Mr. Cella asked what property lot lines the fences will be installed on. Ms. Davis responded they did not provide details, but she believes it is on the homeowners' property lines.

The floor was opened to audience comments and the following was discussed:

- Mr. Jay Thurman asked if any changes have been made with regard to the positioning of satellite dishes on the townhomes. Mr. Cella explained this is an HOA issue.
- Mr. Robert Bachman distributed and reviewed a tennis court report created by the group identifying themselves as the tennis committee, a copy of which is attached hereto and made a part of the public record. He also asked about the status of the shade structure for Court #1. Mr. Cella responded the shade structure will be discussed under the Maintenance Report.

FOURTH ORDER OF BUSINESS

Attorney’s Report

Mr. Walters reported the following:

- Dreamfinders has easement agreements for all, but one property in John’s Landing. They will need to verify all landscaping is in order before accepting maintenance.
- He distributed a draft of an access and parking easement agreement between the District and Village Square I Commercial Holdings, LLC. This is related to the gazebo area parking during District events. Ms. Alfano met with the new commercial owner and conversations were productive as they understood the value of events held at the gazebo. A meeting will be set up with the commercial owner, Ms. Alfano and Mr. Cella to discuss outstanding issues.

On MOTION by Ms. Murphy seconded by Mr. Wiggins with all in favor the access and parking easement agreement was approved in substantial form and Mr. Walters and Mr. Cella were authorized to finalize the agreement subject to negotiations with the new owner.

FIFTH ORDER OF BUSINESS

Engineer’s Report

Mr. Stilwell reported the following:

- The sanitary sewer manhole near the Splash Park entrance is barricaded. Two rings within the manhole, located underground, are failing and groundwater is coming through into the manhole. Clay County Utility informed Mr. Bagg this is a private manhole and is the responsibility of the District to repair.
- He recommended obtaining bids to repair the manhole. He believes it can be repaired from the inside by lining it and then repair the asphalt around it, which is caving in.

On MOTION by Mr. Clark seconded by Ms. Murphy with all in favor Mr. Stilwell was authorized to work with Mr. Bagg and Ms. Murphy to review proposals and have the manhole repaired.

- With regard to the Chatham Village pond bank erosion on the south side, the existing pond bank is a slope and it is beginning to slough off, causing a drop off in the back of residents’ lots. Mr. Stilwell consulted with SJRWMD. This is a common issue around the State and there are no compliance issues. This is more of an aesthetic and safety issue. There is a shelf with an 18 inch drop off. It will continue to erode.

There are three options to address this issue: restore and sod the pond bank from the edge, bring in a barge to restore or install a bulkhead.

- The Board directed Mr. Stilwell to research options and costs to address the erosion issue.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Maintenance

- **Margaret’s Walk Dock Improvements**

This project is complete and it looks great.

- **Margaret’s Walk Pond #40**

The pond was treated and improvements are visible. It still has a brown tint to it similar to other ponds.

- **Vandalism Update**

The Clay County Detective is still working on the case. He has a few leads, but the vandal has not been caught yet. There has been almost \$10,000 worth of irrigation damage.

- **Tennis Court Improvements**

The Board reviewed tennis court improvement options.

- Mr. Nelson believes opening the gates on Courts #5 and #6 is essential.
- Several Board members expressed safety concerns associated with opening the gates.
- A quote of \$900 was provided to install a fence to prevent access to the drainage culvert if the gates are opened.

On MOTION by Mr. Wiggins seconded by Ms. Murphy with all in favor the Board authorized opening the gates on Courts #5 and #6 as well as the installation of fence at a cost not to exceed \$900.

- The Board reviewed and discussed options for additional benches.

On MOTION by Ms. Murphy seconded by Mr. Nelson with all in favor the purchase of four recycled plastic benches at a cost not to exceed \$2,000 was approved.

- The Board discussed the suggestion to install a shade structure at a cost of \$8,650. Input was accepted from Ms. Michelle Szafranski and Mr. Bachman.

On MOTION by Mr. Clark seconded by Mr. Nelson with all in favor a decision on the shade structure was tabled until the August meeting.

- Mr. Dougherty provided a landscaping update. The Board requested pictures of communities with grown crepe myrtles to consider whether or not to trim them yearly.

B. Recreation

- **Events Update**

Ms. Alfano reported the following:

- The Casino Trip was a success.
- Weather inhibited outdoor events for the Fourth of July so the front half of the gathering room was set up with tables and chairs.
- The Blood Drive held at the Amenity Center was a success.
- *Over the Hedge* will be shown at the next Floating Flick on July 25, 2014.
- The final Winged Out Wednesday will be held July 30, 2014 with live music on the pool deck.
- Several activities are planned for children entering Kindergarten this year.
- The Back to School Bash is scheduled for August 9, 2014 from 5:00 p.m. to 8:00 p.m.

- **Wi-Fi at the Splash Park**

A password protected router was purchased for \$99. Wi-Fi will be accessible to HOAs and room renters. The password will be changed periodically. Ms. Murphy questioned whether there is liability if it is open for everyone to use. Mr. Walters does not think there is liability. It is more of a policy decision. There is a risk of people being able to access information from a mainframe computer system connected to the router. There was Board consensus to leave Wi-Fi access password protected.

Ms. Alfano also reported the following:

- Clay County Public Works Department notified her that Town Center Boulevard, from the roundabout to Fleming Plantation Boulevard, is scheduled to be repaved at the latter part of 2015 or early 2016. This includes aprons at the entrances to communities as well as portions of Old Hard Road. He requested the District help by not having irrigation go on the roads.

- A report was received on July 4, 2014 that the woods located on the rear of the Splash Park facility were on fire. Staff and a lifeguard were able to contain the fire by using water from the retention pond until the Fire Department arrived. The children involved were identified by the off-duty officer and a detective confirmed the two individuals were nine-year-old girls. One is a resident and the other is a guest. Austin Outdoor estimated the damages at \$152.90. The parents of both girls offered to pay restitution for the damages.
- Mr. Walters suggested the Board consider alternative options on how to move forward than if this was committed by someone over 18 years of age.
- There was Board discussion on how to proceed. Mr. Cella suggested sending a registered letter asking for restitution and voluntary suspension of the child's privileges to District amenities for a certain amount of time. The letter should also notify them if they do not comply, the Board will make a decision at a public hearing.

On MOTION by Ms. Murphy seconded Mr. Clark with all in favor an official letter will be sent requesting restitution be made within 10 days as well as that they voluntarily accept suspension privileges for the remainder of the pool season and if they do not comply the Board will pursue formal legal action.

SEVENTH ORDER OF BUSINESS

Manager's Report

Ms. Davis reported the following:

- She informed the Board of a new group making public records requests and reminded the Board to check emails sent to their FIP Community email accounts.
- She apologized for the late delivery of the agenda packages this month.
- The District collected 100% of its assessments.

EIGHTH ORDER OF BUSINESS

Old Business/New Business

There not being any, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors' Requests

The following was discussed:

- Mr. Wiggins recognized a long time resident of the community who went to Fleming High School, went to the Naval Academy, is on active duty and has purchased a home in the community.

- Mr. Clark reported on inspections of the tennis courts for tripping hazards as mentioned at the last meeting. No tripping hazards were found.

TENTH ORDER OF BUSINESS

Acceptance of June Financials and Approval of Check Register

The Board reviewed the financials.

On MOTION by Mr. Clark seconded by Ms. Murphy with all in favor the financials were accepted and the check register was approved.

ELEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION Ms. Murphy seconded by Mr. Clark with all in favor the meeting was adjourned.



Janice Eggleton Davis
Secretary



Mike Cella
Chairman